ATTACHMENT J1

Andersen AFB Electric Distribution System

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J1 Andersen AFB Electric Distribution System

J1.1 Andersen AFB Overview

Andersen Air Force Base (AFB) is located on the northern end of the Island of Guam, a Territory of the United States. Guam is situated in the Western Pacific, across the International Date Line at 13 degrees 28 minutes north latitude and 144 degrees 44 minutes east longitude. Guam is the largest of more than 2,000 islands scattered between Hawaii and the Philippines.

With about 170,000 residents and more than 13,000 military members and their families, Guam is the most populated island in the geographical area known as Micronesia. Two hundred-twelve square miles in size, the island is part of an underwater mountain range running southward from Japan and is the southernmost island in the Marianas archipelago. With a direct and dependent population of nearly 7,000 people, Andersen AFB comprises approximately 4 percent of the island's population and is extremely important to the local economy. The economy primarily depends on U.S. military spending and on tourist revenue. Guam is only three jet-hours away from the Asian capitals of Tokyo, Taipei and Manila, and annually welcomes more than 1 million tourists. Guam, as a U.S. Territory, falls under U.S. Customs Service jurisdiction.

The land encompassing Andersen AFB, then known as "North Field," was acquired by the Federal government during World War II after the liberation of the island from occupation by the armed forces of Imperial Japan. North Field was initially used as a forward air base for bombing missions of Japan. The North Field was re-designated North Guam Air Force Base in 1947 – the same year the Air Force became a separate service. Two years later, the base was renamed in honor of Brig. Gen. Roy Andersen. Andersen had been chief of staff at Harmon Field, Guam, when his aircraft disappeared en route to Hawaii in February 1945.

Since the airfield became operational as North Field in 1945, it has continually played vital roles in maintaining U.S. presence in the Pacific. Aircraft flying in and out of Andersen participated in World War II, the conflict on the Korean peninsula, the Vietnam conflict, and Operations Desert Shield and Desert Storm.

In recent years, Andersen played a vital role in Operation Fiery Vigil, the evacuation of the Philippines following the eruption of Mount Pinatubo in June 1991, and Joint Task Force Pacific Haven, the evacuation of more than 6,000 Kurdish people from Northern Iraq in September 1996.

Today, with its fuel and munitions storage facilities and dual two-mile-long runways, Andersen AFB is an important forward-based logistics-support center for exercise and contingency forces deploying throughout the Southwest Pacific and Indian Ocean area.

Andersen AFB is home to Pacific Air Forces' 13th Air Force and the 36th Air Base Wing, Air Mobility Command's 634th Air Mobility Support Squadron and several other tenant organizations. Strategically located on the northern portion of the Island of Guam,

Andersen AFB occupies 20,000 acres of land. Over the last 50+ years, the Base has supported a myriad of contingencies and missions. Today, Andersen AFB remains a viable and valuable asset to the United States due to its strategic importance as the most western American real estate in the Pacific available for use by the Military.

Andersen AFB provides logistical support to the Air Force operations throughout the Pacific Far East; however, its primary mission is to supply fuel to Air Force aircraft commissioned to protect the United States interests in this region. The 36th Supply Squadron is responsible for a supply and equipment inventory in excess of 62,000 items. The Base also performs many support functions including, but not limited to the following: minor aircraft repair and service operations, vehicle transportation maintenance and repair, and corrosion control activities.

The current population of Andersen AFB is approximately 6,683. This includes 217 active duty Air Force officers, 1,814 active duty enlisted Air Force personnel, 2,436 Air Force military family dependents, 70 active duty Navy officers, 281 active duty enlisted Navy personnel, 556 Navy military family dependents, 21 reserve officers, 167 reserve enlisted personnel and 1,121 civilian employees. There are approximately 484 major operational buildings and 1,390 military family housing units on Andersen AFB. Although Andersen AFB continually undergoes renewal and modernization of its facilities there is no major change currently expected in its staffing or physical configuration.

J1.2 Electric Distribution System Description

J1.2.1 Electric Distribution System Fixed Equipment Inventory

The Andersen AFB electric distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, transformers, circuits, protective devices, utility poles, duct banks, switches, street lighting fixtures, and other ancillary fixed equipment. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Off-site installation sites are included in the sale of the Andersen AFB electric distribution system. These include: the Santa Rosa potable water reservoir, the Federal Aviation Administration (FAA) (located on Mount Santa Rosa), Det #5 located at Northwest Field, and Andersen AFB South areas.

The Andersen AFB electric inventory does not include an EMCS or SCADA system.

Specifically excluded from the electric distribution system privatization are:

- Airfield lighting, airfield lighting vaults, and all associated equipment to include ball field-type ramp lighting.
- Exterior lighting that is powered off an internal building electrical source.
- Streetlights that are powered from an internal building source.
- Ball field, track, and pedestrian pathway lighting.
- Munitions Storage Area (MSA) – 1
- Munitions Storage Area (MSA) – 2
- Backup generators and support facilities.

J1.2.1.1 Description

Andersen AFB purchases it electrical power requirements and distribution service from the United States Navy Public Works Center – Guam, (PWC Guam). The electric system is owned by the Air Force. However, the electrical distribution system is operated and maintained by PWC Guam civilian personnel through an inter-service support agreement (ISSA). Andersen AFB's electrical distribution system includes: 1 main substation, approximately 42 circuit miles of overhead and underground distribution lines, and 445 transformers.

The Base's distribution system consists of a number of overhead (OH) and underground (UG) loop circuits that are fed out of the Main Substation. The outgoing circuits feed the Main Base, the Northwest Field, the AF's Santa Rosa potable water reservoir, the Federal Aviation Administration (FAA) (located on Mount Santa Rosa), and Andersen AFB South areas. The distribution system components located within the perimeter of the flight line have been excluded from the privatization study since the operation of these components is mission critical. However, special accommodations may be needed for the ductbank that runs North/South across the airfield. This ductbank houses the main trunk conductors that provide an electrical path between Station F and the 20 Meg Station which can feed loads north of the airfield (e.g., HC-5 Hanger, Pump Houses 6-10, Fire Training and Lift Station HC-5, Building 2740, B-52 floodlights, MSA-1, and MSA-2). Two circuits, (P-84/97) and P-85/96), connect station F to the 20 Meg station located across the airfield. The distribution system at Andersen South, except as related to the power needs of the water system, has been abandoned in place. In the event that the Andersen South area is ever re-populated, the electric system will need to be re-constructed. No such re-population of the Andersen South area is planned at this time.

Approximately 8 percent of Andersen's electric distribution is overhead. The main OH circuits are installed on concrete (steel reinforced) poles, but the lines to Tarague beach and MSA-1 have wooden poles. These large poles have been designed to withstand typhoon force winds and have been in service for as long as 20 years. Wood poles and overhead circuits are susceptible to the high winds noted earlier, plus the extreme salt laden humidity and atmosphere that is prevalent in the entire facility. Only 31 of the transformers are pole-mounted. The Base has completed a project to remove all PCB-contaminated equipment

from service. Base personnel report that all contaminated units have been removed from service or filtered and cleaned to the point that the units do not exceed the maximum allowable level of PCBs, acceptable under the U.S. Environmental Protection Agency (EPA) guidelines.

The remaining 92 percent of Andersen's electric distribution system is underground. Presently, most of the critical circuits at Andersen AFB are underground fed with pad-mounted transformers and sectionalizing switches. Excavation of trenches for cable duct banks is costly due to the coral subsurface material. The pad-mounted transformers that serve individual areas are utilized in conjunction with pad-mounted switch units, panel boards and link boxes. The combination of this equipment allows sectionalizing for maintenance, testing and/or outage-control.

J1.2.1.2 Inventory

Table 1 provides a general listing of the major electric distribution system fixed assets for the Andersen AFB electric distribution system included in the sale.

TABLE 1
Fixed Inventory
Electric Distribution System Andersen AFB

Item	Size	Quantity	Unit	Approximate Year of Construction
MAIN BASE				
Main Substation 34.5KV				
Transformer, Distribution (T15)	34.5KV	20	EA	2003
Transformer, Distribution (T16)	34.5KV	20	EA	2003
Main Substation 13.8KV				
Building, Control House	20'X30"	1	EA	1970
Battery Charger	120VDC	1	EA	2003
Control Battery	120VDC	1	EA	2003
Breaker, Air Circuit 15KV	1600A	1	EA	1970
Breaker, Air Circuit 15KV	1200A	3	EA	1970
Breaker, Air Circuit 15KV	600A	7	EA	1970
Transformer, Potential	8400 volt	8	EA	1970
Transformer, Grounding	15KV	1	EA	2003
Lightning Arrestors	15KV	9	EA	1970
Capacitor Banks	6000 kVAR	6	EA	1970
Capacitor Banks	6000 kVAR	6	EA	1970
Fence, chain link		400	LF	1970
Protective Relay	50/51	32	EA	1970

Item	Size	Quantity	Unit	Approximate Year of Construction
Protective Relay	67	12	EA	1970
Meters				
Meter, KWHD Recording		3	EA	1970
Meter, KWH Demand		1	EA	1970
Meter, KWH		28	EA	1970
Meter, Switchboard		21	EA	1970
Station D				
Control House Building	20'X30"	1	EA	1970
Battery Charger	120VDC	1	EA	2003
Control Battery	120VDC	1	EA	2003
Breaker, Air Circuit 15KV	15KV	3	EA	1970
Protective Relay	50/51	3	EA	1970
Protective Relay	51	1	EA	1970
Protective Relay	67	8	EA	1970
20 MEG Sub				
Control House Building	20'X30"	1	EA	1970
Battery Charger	120VDC	1	EA	1970
Control Battery	120VDC	1	EA	1970
Breaker, Air Circuit 15KV	600A	4	EA	1970
Protective Relay	50/51	14	EA	1970
Protective Relay	51	2	EA	1970
Station F Sub				
Control House Building	20'X30"	3	EA	1970
Battery Charger	120VDC	1	EA	1970
Control Battery	120VDC	1	EA	1970
Breaker Air Circuit 15KV	600A	6	EA	2002
Protective Relay	50/51	4	EA	2002
Protective Relay	67	20	EA	2002
Station #7 Sub MSA II				
Control House	20'X20’	1	EA	1970
Battery Charger	120VDC	1	EA	2003
Control Battery	120VDC	1	EA	2003
Breaker 15 KVA	600A	6	EA	1970
Protective Relay	50/51	1	EA	1970
Protective Relay	51	1	EA	1970

Item	Size	Quantity	Unit	Approximate Year of Construction
Primary Underground Circuits				
Conductor, UG, Copper	#350 XLP	40,000	SCLF	1990
Conductor, UG, Copper	#250 XLP	191,000	SCLF	1990
Conductor, UG, Copper	#4/0 XLP	61,000	SCLF	1990
Conductor, UG, Copper	#1 XLP	20,000	SCLF	1990
Conductor, UG, Copper	#1 PILC	2,000	SCLF	1970
Duct Bank, PVC 2W	1X2	50,000	LF	1970
Duct Bank, PVC 4W	2X2	10,000	LF	1970
Switches, Pad Mount		130	EA	1998
Switch Pads	144 SF	130	EA	1998
Handhole, 4’6”x3’2”x2’		40	EA	1970
Manhole, concrete 6’ ID x 8’ Deep	8 ft	235	EA	1970
Primary Overhead Circuits				
3 ph, 3 w, conductor, SCLF	#4/0 ACSR	40,000	SCLF	1970
3 ph, 3 w, conductor, SCLF	#2/0 ACSR	10,000	SCLF	1970
Electric Utility Pole, Concrete	40 ft	160	EA	1970
Electric Utility Pole, Wood	40 ft	97	EA	1970
Secondary Underground				
Conductor, UG, Copper	250 MCM	5,000	LF	1970
Conductor, UG, Copper	#2	5,000	LF	1970
Breakers, 600 V	100A	9	EA	1970
Breakers, 600 V	225A	11	EA	1970
Breakers, 600 V	400A	17	EA	1970
Breakers, 600 V	600A	10	EA	1970
Breakers, 600 V	1000A	7	EA	1970
Breakers, 600 V	1200A	5	EA	1970
Breakers, 600 V	2000A	1	EA	1970
Transformers, pad-mount				
XFMR, 1PH, Pad	25 KVA	10	EA	1970
XFMR, 1PH, Pad	37.5 KVA	3	EA	1970
XFMR, 1PH, Pad	167 KVA	3	EA	1970
XFMR, 3PH, Pad, 480/277	75 KVA	9	EA	1970
XFMR, 3PH, Pad, 480/277	150 KVA	11	EA	1970
XFMR, 3PH, Pad, 480/277	225 KVA	6	EA	1970
XFMR, 3PH, Pad, 480/277	300 KVA	11	EA	1970
XFMR, 3PH, Pad, 480/277	500 KVA	10	EA	1970

Item	Size	Quantity	Unit	Approximate Year of Construction
XFMR, 3PH, Pad, 480/277	750 KVA	7	EA	1970
XFMR, 3PH, Pad, 480/277	1000 KVA	5	EA	1970
XFMR, 3PH, Pad, 480/277	2000 KVA	1	EA	1970
XFMR, 3PH, Pad, 208/120	45 KVA	2	EA	1970
XFMR, 3PH, Pad, 208/120	50 KVA	1	EA	1970
XFMR, 3PH, Pad, 208/120	75 KVA	15	EA	1970
XFMR, 3PH, Pad, 208/120	112.5 KVA	11	EA	1970
XFMR, 3PH, Pad, 208/120	150 KVA	25	EA	1970
XFMR, 3PH, Pad, 208/120	225 KVA	11	EA	1970
XFMR, 3PH, Pad, 208/120	300 KVA	24	EA	1970
XFMR, 3PH, Pad, 208/120	500 KVA	12	EA	1970
XFMR, 3PH, Pad, 208/120	750 KVA	5	EA	1970
XFMR, 3PH, Pad, 208/120	1000 KVA	4	EA	1970
XFMR, 3PH, Pad, 4.16/2.4	1000 KVA	1	EA	1970
XFMR, Pad-mounts	64 SF	171	EA	1970
Transformers, Pole Mount				
XFMR, 1PH, Pole	15 KVA	6	EA	1970
XFMR, 1PH, Pole	25 KVA	11	EA	1970
XFMR, 1PH, Pole	50 KVA	6	EA	1970
XFMR, 1PH, Pole	75 KVA	6	EA	1970
XFMR, 3PH, Pole	75 KVA	2	EA	1970
Fuses, Primary	200A	14	EA	1970
Fuses, Primary	100A	3	EA	1970
Fuses, Primary	65A	17	EA	1970
Fuses, Primary	50A	4	EA	1970
Fuses, Primary	25A	26	EA	1970
Fuses, Primary	20A	4	EA	1970
Fuses, Primary	15A	9	EA	1970
Fuses, Primary	8A	3	EA	1970
Light Pole, aluminum	20 ft	415	EA	1970
Pole Arm, aluminum	5 ft	415	EA	1970
Street Lights HPS	400w	415	EA	1970

Item	Size	Quantity	Unit	Approximate Year of Construction
BASE HOUSING				
Primary UG				
Conductor, UG, Copper	#250 XLP	80,640	SCLF	1993
Conductor, UG, Copper	#4/0 XLP	54,000	SCLF	1993
Conductor, UG, Copper	#1 XLP	10,000	SCLF	1993
Ductbank, 4"PVC, 30" buried		70,000	LF	1993
Switches, Pad Mount		35	EA	1993
Switch Pads	144 SF	35	EA	1993
Manhole, concrete 6’ ID x 8’ deep		84	EA	1993
Handhole, 1’x2’x1’9”		2,085	EA	1993
Lateral/Sectional Terminals	1 ph	40	EA	1993
Secondary UG				
Conductor, UG, Copper	4/0	150,000	LF	1993
Transformers				
XFMR, 1PH, Pad	50 KVA	34	EA	1993
XFMR, 1PH, Pad	75 KVA	97	EA	1993
XFMR, 1PH, Pad	100 KVA	29	EA	1993
XFMR, 1PH, Pad	167 KVA	18	EA	1993
XFMR, Pad-mounts	64 SF	178	EA	1993
Concrete light pole	20 ft	474	EA	1993
Pole Arm, al	5 ft	474	EA	1993
Street Lights HPS	400w	474	EA	1993
Fuses, Primary	200A	26	EA	1970
Fuses, Primary	100A	4	EA	1970

Notes:

AWG = American Wire Gauge
CU – copper
ID – Inside Diameter
ea = each
HPS – High Pressure Sodium
lf = linear feet
Nom kVA = nominal kilovolt-amperes
Meg – megawatt, relative to a 20MW generator that existed at one time
ph – phase
SF – Square Feet
V = volts
w = wire

J1.2.2 Electric Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Electric Distribution System Andersen AFB

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Electric Distribution System Andersen AFB

Description	Quantity	Location	Maker
None			

J1.2.3 Electric Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Electric Distribution System Andersen AFB

Qty	Item	Description	Remarks
1	AutoCad	Utility System Drawings	
1	Record Drawings	Copies of existing Record Drawings will be made available onsite to the contractor.	
1	Manuals/Tests	Copies of existing Manuals/Tests will be made available onsite to the contractor.	

J1.3 Specific Service Requirements

The service requirements for the Andersen AFB electric distribution system are as defined in the Sction C, *Description/Specifications/Work Statement*. The following requirements are

specific to the Andersen AFB electric distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- Substation meters, (e.g., four (4) meters listed in Table 1 that are in addition to the 28 secondary meters shown in Table 5), are to be read monthly.

J1.4 Current Service Arrangement

Andersen AFB purchases its electricity from PWC Guam. For FY 03, consumption totaled 112,533,488.9 kWh. The maximum month consumption was in April 03, 12,114,669.9 kWh, and the minimum month consumption was in December 02, 5,388,950.2 kWh.

Under an inter-service support agreement (ISSA), the United States Navy (USN) is responsible for operation and maintenance (O&M) of the distribution system (excluding the flight line) and street lighting system on the Base. Specifically, PWC Guam performs the maintenance on the 34.5/13.8 kV system, from the Main Substation to the last circuit breaker before the service point. Air Force personnel maintain everything from the last circuit breaker into the building or facility. This includes the secondary services and any interior equipment within the facilities being served.

Andersen AFB is billed by PWC Guam on the basis of the Base's energy consumption. As a result, the peak megawatt (MW) demand on the system is not currently tracked by Base personnel. However, based upon the peak monthly megawatt-hour (MWh) consumption of 12,114 MWh (April 03) and an assumed monthly load factor of 60%, the estimated demand would be approximately 28.0 MW.

There are no known regulatory provisions that would limit or restrict the competitive solicitation of the Andersen AFB electrical distribution system. Specifically, for the electric distribution system, the Guam Public Utility Commission (PUC) only regulates the Guam Power Authority (GPA). Thus, if GPA acquires the electrical system electric rates would be regulated by the PUC. Other potential utility service providers will not be regulated by the PUC unless the existing statute is amended to provide for such regulation.

J1.5 Secondary Metering

J1.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3.3 and J1.6 below.

TABLE 5
Existing Secondary Meters
Electric Distribution System Andersen AFB

Meter Location	Meter Description
Building 9038, AAFB Booster Pump	KWH
Building 9040, AAFB Corrosion Control	KWH
AAFB Fuel Farm-Control Power	KWH
Building 6009, AAFB HSG Sub P-91	KWH
Building 6009, AAFB HSG Sub P-93	KWH
AAFB Main Gate	KWH
AAFB Marbo Storage Warehouse	KWH
Building 14000, AAFB Navigational Aid JAN-RED	KWH
Building 34, AAFB P-149 NCTS (B)	KWH
AAFB P-62 Primary	KWH
Building 6008, AAFB Sub P-62	KWH
Building 6008, AAFB Sub P-65	KWH
Building 6008, AAFB Sub P-66	KWH
Building 6008, AAFB Sub P-67	KWH
Building 6008, AAFB Sub P-68	KWH
Building 5910, AAFB Sub T-15	KWH
Building 5910, AAFB Sub T-16	KWH
AAFB Tumon Well	KWH
AAFB Well #1	KWH
AAFB Well #2	KWH
AAFB Well #3	KWH
C & G Survey – Mt. Santa Rosa	KWH
Building 1306, Marbo Substation P-51	KWH
Building 1306, Marbo T-14	KWH
Marbo, Well 5-9	KWH
FAA, Mt. Santa Rosa Global Communication	KWH
Building 70, Mt. Santa Rosa FAA Globe Comm.	KWH
Mt. Santa Rosa FAA RADAR Site	KWH

J1.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3.3 and J1.6 below.

TABLE 6
New Secondary Meters
Electric Distribution System Andersen AFB

Meter Location	Meter Description
None	

J1.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

   Name: *36 CONS, Unit 14040*
   Address: *Andersen AFB, GU 96543-4040*
   Phone number: 671.366.6622

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

   Name: *36 CONS, Unit 14040:*
   Address: *Andersen AFB, GU 96543-4040*
   Phone number: *671.366.6622*

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

   Name *36 CONS, Unit 14040:*
   Address: *Andersen AFB, GU 96543-4040*
   Phone number: *671.366.6622*

4. System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the

Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to:

Name *36 CONS, Unit 14040:*
Address: *Andersen AFB, GU 96543-4040*
Phone number: *671.366.6622*

J1.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented on the distribution system by the Government for energy conservation purposes.

- None

J1.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Andersen AFB boundaries and such service Right of Ways to allow service to the Santa Rosa potable water reservoir, the Federal Aviation Administration (FAA) (located on Mount Santa Rosa), and Andersen AFB South areas.

J1.9 Off-Installation Sites

Off-site installation sites are included in the sale of the Andersen AFB electric distribution system. These include: the Santa Rosa potable water reservoir, the Federal Aviation Administration (FAA) (located on Mount Santa Rosa), Det #5 located at Northwest Field and Andersen AFB South areas.

Because the usage data is aggregated and not metered on a site-specific basis, there is no breakout of electric usage specific to these outlying sites. However, it is believed that consumption is minimal as compared to the main-base consumption. The Air Force has unrestricted Right-of Ways to service these areas.

J1.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Electric Distribution System Andersen AFB

Location	Description
None	

J1.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Andersen AFB electric distribution system. If the system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Electric Distribution System Andersen AFB

Project Location	Project Description
None	

J1.12 Exhibits

A. Map of Premises

B. Description of Premises

C. Environmental Baseline Survey

Exhibit A—Map of Premises

Exhibit A map or maps from the Base Comprehensive Plan or other drawings show the known locations of the utility system and are available at the Base Civil Engineering Office. Portions of the utility system may not be fully shown on the map or maps. Any such failure to show the complete utility system on the map or maps shall not be interpreted as that part of the utility system being outside the Premises. The Premises are co-extensive with the entire linear extent of the utility system sold to Grantee, whether or not precisely shown on the map or maps.

Maps of the Andersen AFB electric distribution system are in AutoCad format and will be provided upon request, subject to security considerations.

Exhibit B—Description of Premises

B.1. General Description of the Utility System, Lateral Extent of the Right-of-Way, and Points of Demarcation:

UTILITY SYSTEM DESCRIPTION:

The utility system may be composed of, without limitation, substations with outdoor switchgear, overhead and underground conductors, utility poles, ducts, raceways, manholes, pad-mount and pole-mount transformers, transformer pads, meters, and instrumentation related to metering of electricity delivered to end users on the Installation.

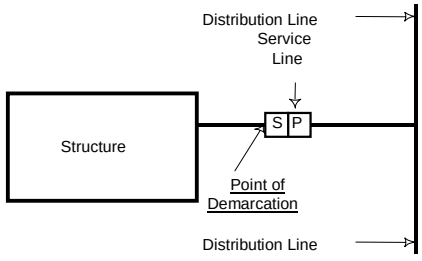
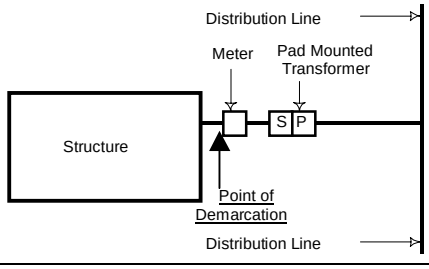
LATERAL EXTENT OF UTILITY SYSTEM RIGHT-OF-WAY:

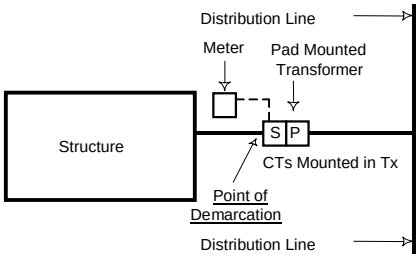
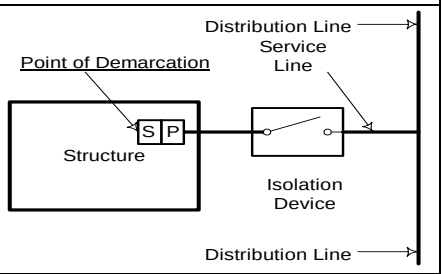
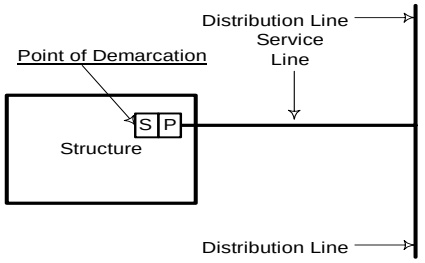
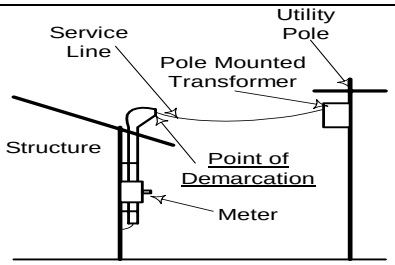
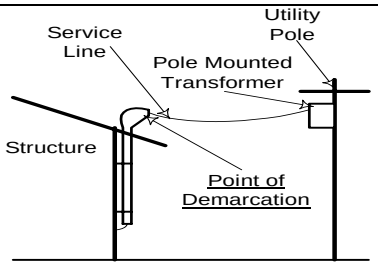
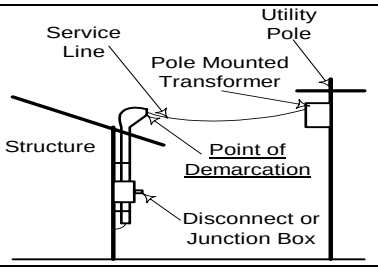
Where the utility system is installed above ground, 26-feet-wide, extending 13 feet on each side of the utility system, as installed.

Where the utility system is installed on or under the ground, 26-feet-wide, extending 13 feet on each side of the utility system, as installed.

UTILITY SYSTEM POINTS OF DEMARCATION:

The point of demarcation is defined as the point on the utility system where ownership changes from the utility system owner to the facility owner. This point of demarcation will typically be at the point the utility enters a facility or the load side of a transformer within a facility. The table below identifies the type and general location of the point of demarcation with respect to the facility for each scenario.

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the transformer secondary terminal spade.	Pad Mounted Transformer located outside of structure with underground service to the structure and no meter exists.	
POD is down current side of the meter.	Residential service (less than 200 amps and 240V 1-Phase), and three phase self contained meter installations. Electric meter exists on or within five feet of the exterior of the building on an underground secondary line.	

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is the transformer secondary terminal spade.	Three Phase CT metered service. Note: The meter, can, CTs, and associated wires are owned and maintained by the electric utility owner.	
POD is secondary terminal of the transformer inside of the structure.	Transformer located inside of structure and an isolation device is in place with or without a meter. Note: Utility owner must be granted 24-hour access to transformer room.	
POD is secondary terminal of the transformer inside of the structure.	Transformer located inside of structure with no isolation device in place. Note: Utility Owner must be granted 24-hour access to transformer room.	
POD is where the overhead conductor is connected to the weatherhead.	Electric meter is connected to the exterior of the building on an overhead secondary line. Note: The meter and meter can, though beyond the POD, are owned and maintained by the utility owner.	
POD is where the overhead conductor is connected to the weatherhead.	Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter.	
POD is where the overhead conductor is connected to the weatherhead.	A disconnect switch or junction box is mounted to the exterior of the structure with no meter.	

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is at the overhead service line's connection to the service entrance mast. Note: If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation is the owner and maintainer of the electric meter and the can. The POD for the electric meter is at the water utility owner's conductors to the electric utility owner's conductors. This meter POD applies regardless of the location of the electric utility owner's meter. The water utility owner owns the service entrance mast.	Electric power is provided to a water facility via an overhead service drop. This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower.	None
POD is at the transformer secondary terminal spade. Note: If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation is the owner and maintainer of the electric meter and the can. The POD for the meter is at the water utility owner's conductors to the electric utility owner's conductors. This meter POD applies regardless of the location of the electric meters and transformers.	Electric power is provided to a water facility via an underground service connection. This configuration could be found at facilities dedicated to the water utility such as a water well, pump station, or water tower.	None
POD is at the overhead service line's connection to the service entrance mast. Note: If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation is the owner and maintainer of the electric meter and the can. The POD for the electric meter is at the wastewater utility owner's conductors to the electric utility owner's conductors. This meter POD applies regardless of the location of the electric utility owner's meter. The wastewater utility owner owns the service entrance mast.	Electric power is provided to a wastewater facility via an overhead service drop. This configuration could be found at facilities dedicated to the wastewater utility such as a lift station or wastewater treatment plant.	None

Point of Demarcation (POD)	Applicable Scenario	Sketch
POD is at the transformer secondary terminal spade treatment plant. Note: If an electric meter is present, or is to be installed, the owner of the electric distribution system on the installation is the owner and maintainer of the electric meter and the can. The POD for the meter is at the wastewater utility owner's conductors to the electric utility owner's conductors. This meter POD applies regardless of the location of the electric meters and transformers.	Electric power is provided to a wastewater facility via an underground service connection. This configuration could be found at facilities dedicated to the wastewater utility such as a lift station or wastewater treatment plant.	None

UNIQUE POINTS OF DEMARCATION:

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

Building No.	Point of Demarcation (POD) Description
Airfield/ramp lighting	First connection upstream of the airfield lighting vault/or downstream (load side) of the transformers serving the ramp lighting
Air Field Systems	The Air Force assumes responsibility of power to the airfield systems and equipment, less the airfield lighting covered separately by exclusion, at the first connection point downstream on the secondary (load) side of the transformer closest to the equipment or system
Substations	Connection to Guam Power authority feed into each substation
MSA - 1	First connection upstream from the munitions storage area
MSA - 2	First connection upstream from the munitions storage area

B.2. Description of Restricted Access Areas:

Description	Facility #	State Coordinates	Other Information
None			

Exhibit C—Environmental Baseline Survey

The Air Force has determined that it is not required to conduct an EBS in regard to the sale of this utility system.